Entered on Docket September 21, 2010

CASPER J. RANKIN (CA SBN 249196)U.S BANKRUPTCY COURT TRAVIS J. LILLIE (CA SBN 267339) NORTHERN DISTRICT OF CALIFORNIA

JOSEPH C. DELMÔTTE (CA SBN 259460)

PITE DUNCAN LLP

4375 Jutland Drive, Suite 200 P.O. Box 17933

San Diego, CA 92177-0933 Telephone: (858) 750-7600 Facsimile: (619) 590-1385 The following constitutes the order of the court. Signed September 21, 2010

Roger L. Efremsky
U.S. Bankruptcy Judge

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Attorneys for PNC MORTGAGE, A DIVISION OF PNC BANK, NATIONAL ASSOCIATION, FORMERLY KNOWN AS NATIONAL CITY MORTGAGE

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UNITED STATES BANKRUPTCY COURT

NORTHERN DISTRICT OF CALIFORNIA - SAN JOSE DIVISION

In re	Case No. 10-50739
ERIC S SWENSON,	Chapter 7
	R.S. No. TJL-126
	ORDER GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY
	DATE: September 8, 2010 TIME: 10:30 AM CTRM: 3099
Debtor(s).	Northern District of California - San Jose Division United States Bankruptcy Court 280 South 1st St. #3035 San Jose, CA 95113-3099

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The above-captioned matter came on for hearing on September 8, 2010, at 10:30 AM, in Courtroom 3099, upon the Motion of PNC Mortgage, a division of PNC Bank, National Association, formerly known as National City Mortgage ("Movant"), for relief from the automatic stay of 11 U.S.C. § 362, to enforce its interest in the property of Eric S Swenson ("Debtor") commonly known as 1132 Brace Ave, San Jose, California 95125 (the "Real Property"), which is legally described as follows:

1 2	SEE LEGAL DESCRIPTION AS EXHIBIT FOR PROPOSED ORDER GRANTING MOTION FOR RELIEF FROM AUTOMATIC STAY, DOCKET NUMBER 50.
3	Appearances as noted on the record.
4	Based on the arguments of counsel, and good cause appearing therefor,
5	IT IS HEREBY ORDERED:
6	1. The automatic stay of 11 U.S.C. § 362, is hereby terminated as it applies to the
7	enforcement by Movant of all of its rights in the Real Property under Note and Deed of Trust,
8	and pursuant to applicable state law;
9	2. Movant is authorized to foreclose its security interest in the Real Property under
10	the terms of the Note and Deed of Trust, and pursuant to applicable state law;
11	3. The 14-day stay provided by Bankruptcy Rule 4001 (a)(3) is waived;
12	4. Upon foreclosure, in the event Debtor fails to vacate the Real Property, Movant
13	may proceed in State Court for unlawful detainer pursuant to applicable state law.
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16	** END OF ORDER **
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COURT SERVICE LIST

1	COURT BERVICE E.
2	Pite Duncan LLP
3	4375 Jutland Drive, Suite 200 P.O. Box 17933
4	San Diego, CA 92177-0933
5	Eric S Swenson 1132 Brace Avenue San Jose, CA 95125
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7	Angie YC Tong 2328 Walsh Avenue. #H Santa Clara, CA 95051
8	Debtor Attorney
9	Mohamed Poonja P.O. Box 1510
10	Los Altos, CA 94023-1510 Chapter 7 Trustee
11	U.S. Trustee
12	U.S. Federal Bldg. 280 S 1st St. #268
13	San Jose, CA 95113-3004
14	National City Home Equity c/o Managing or Servicing Agent
15	4661 East Main St. Columbus, OH 43251
16	Santa Clara County Tax Collector
17	County Government Center East Wing 70 W. Hedding Street
18	San Jose, CA 95110
19	Yun Lee Swenson 1132 Brace Avenue
20	San Jose, CA 95125
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